

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Meloan, Cummins & Co. General Store

other names/site number Meloan & Guy; Forgey, A.J., Department Stores

2. Location

street & number NW Corner Middle & Water Streets (Highway W) ☒ Not for publication

city or town Paynesville ☒ vicinity

state Missouri code MO county Pike code 163 zip code 63371

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Claire F. Blackwell
Signature of certifying official/Title
Claire F. Blackwell, Deputy SHPO
Department of Natural Resources
State of Federal agency and bureau

19 May 1993
Date

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National
Register.
- ☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Meloan, Cummins Gen'l Store

Name of Property

Paynesville, Pike Co. MO

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/department store
GOVERNMENT/post office
DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/restaurant
GOVERNMENT/post office
Work in Progress

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER: house-store

Materials

(Enter categories from instructions)

foundation Stone
walls Brick
roof Asphalt
other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Meloan, Cummins Gen'l Store
Name of Property

Paynesville, Pike Co., MO
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

circa 1857-1943

Significant Dates

circa 1857

circa 1865

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Melton, Cummins Gen'l Store
Name of Property

Paynesville, Pike Co., MO
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	115	681140	4347810
Zone	Easting	North	ing
2			

3			
Zone	Easting	North	ing
4			

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Mary M. Stiritz

organization _____ date 20 March 1993

street & number 12 Wydown Terrace telephone 314- 721-6289

city or town St. Louis state MO zip code 63105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Ruth Harris Guyton Trust

street & number Cheonda Farm telephone _____

city or town Paynesville state MO zip code 63371

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Continuation SheetSection number 7 Page 1Meloan, Cummins Gen'l Store
Paynesville, Pike Co., MO

The Meloan-Cummins & Co. General Store is a two-story brick commercial/residential building erected circa 1857-1865 on the corner of Middle and Water Streets in Paynesville, Missouri. Designed in a vernacular Federal/Greek Revival tradition, the building overall retains a high degree of physical integrity with only minor alterations.

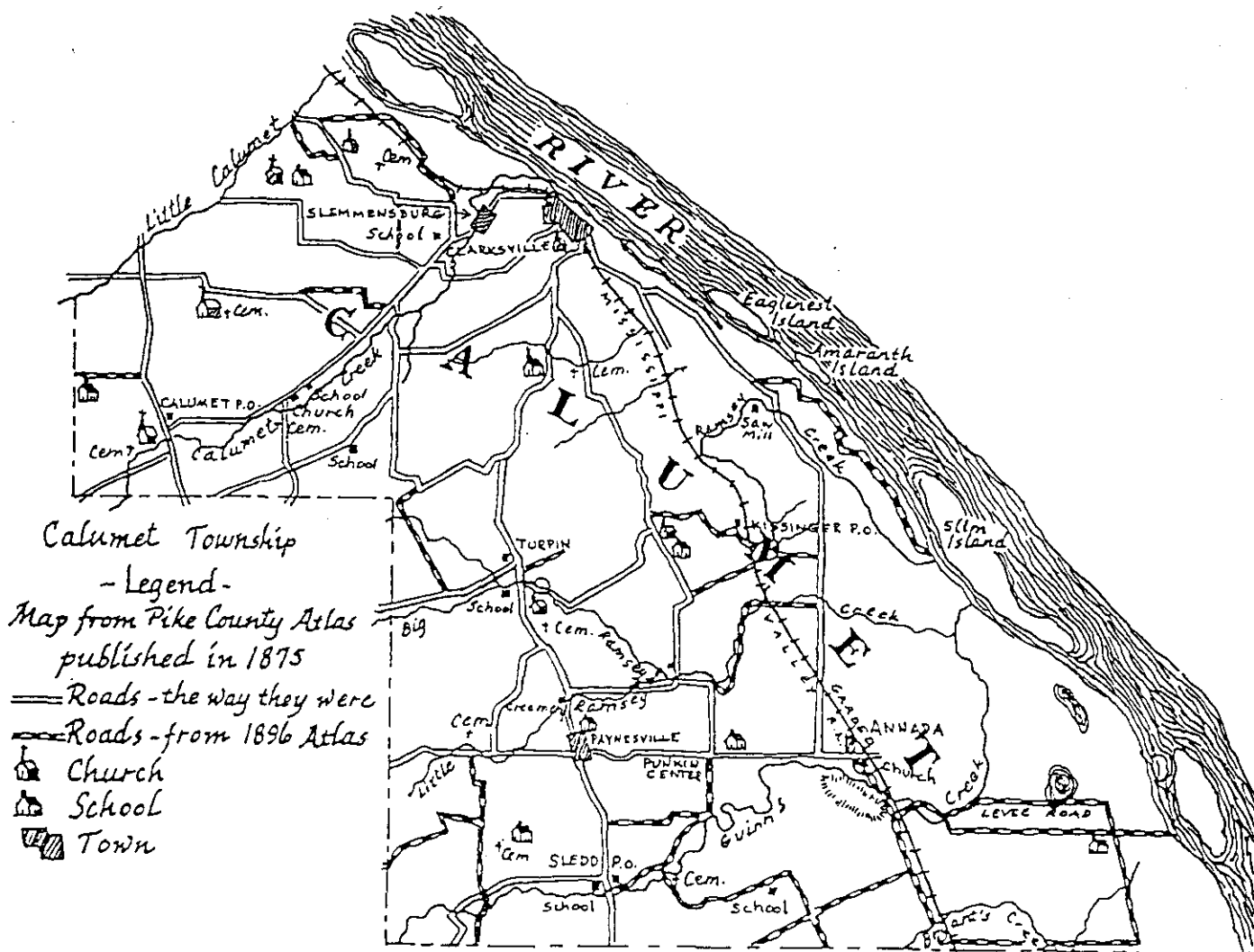
The building was erected in two stages and measures overall approximately 36 feet wide (n-s) X 38 feet deep (e-w). Resting on a stone foundation, the original, circa 1857, 3-bay building is approximately 20 feet wide and features a front-gabled roof (covered with composition shingles) with the gable-ends terminating in paired, parapeted chimneys. Brick denticulation forms a cornice on the north and south (side) elevations. Pilasters divide the wood-framed storefront into three bays: outer bays are glazed with 1/1 fixed sash; the center bay is installed with a pair of single-glazed panel doors below a four-light transom. A shallow, shed roof shelters the storefront. On the second story, both primary and rear elevations employ double-hung sash windows with 6/6 lights trimmed with cut stone lintels and wood sills. On the rear (west) elevation, a large wood lintel heads wood loading-dock doors. The south side elevation originally had no openings except for one first floor window at the west corner which was fitted with 1/1 replacement sash; sometime in the 1920s, two windows with 1/1 double-hung sash were added on the second story.

A two-story, two-bay brick addition was constructed circa 1865 on the north side of the original building. The foundation is brick without basement story. A stepped brick parapet on the primary facade masks the shed roof. The storefront window is framed in wood with two hinged transom lights below a wood lintel. A single door is recessed under a wood lintel. Second story windows on all elevations employ wood lintels and sills with 6/6 double hung sash; a similar window is located on the first story rear (west) elevation. Two doors are paired in the center bays of the second story north side elevation. The interior of both the original three-bay building and the addition were finished in a very simple, utilitarian manner. The first floor of the original building has no partitions; shelves have been installed to accomodate new commercial use. A door at the northeast corner of the room connects into the addition which is currently in use as a U.S. Post Office. Rehabilitation into residential units is currently in progress on the second floor of both sections. New wood double doors (Photo #2) have replaced a modern steel door found on the west wall when rehabilitation work began.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Meloan, Cummins Gen'l Store
Paynesville, Pike Co., MO

FIGURE 1



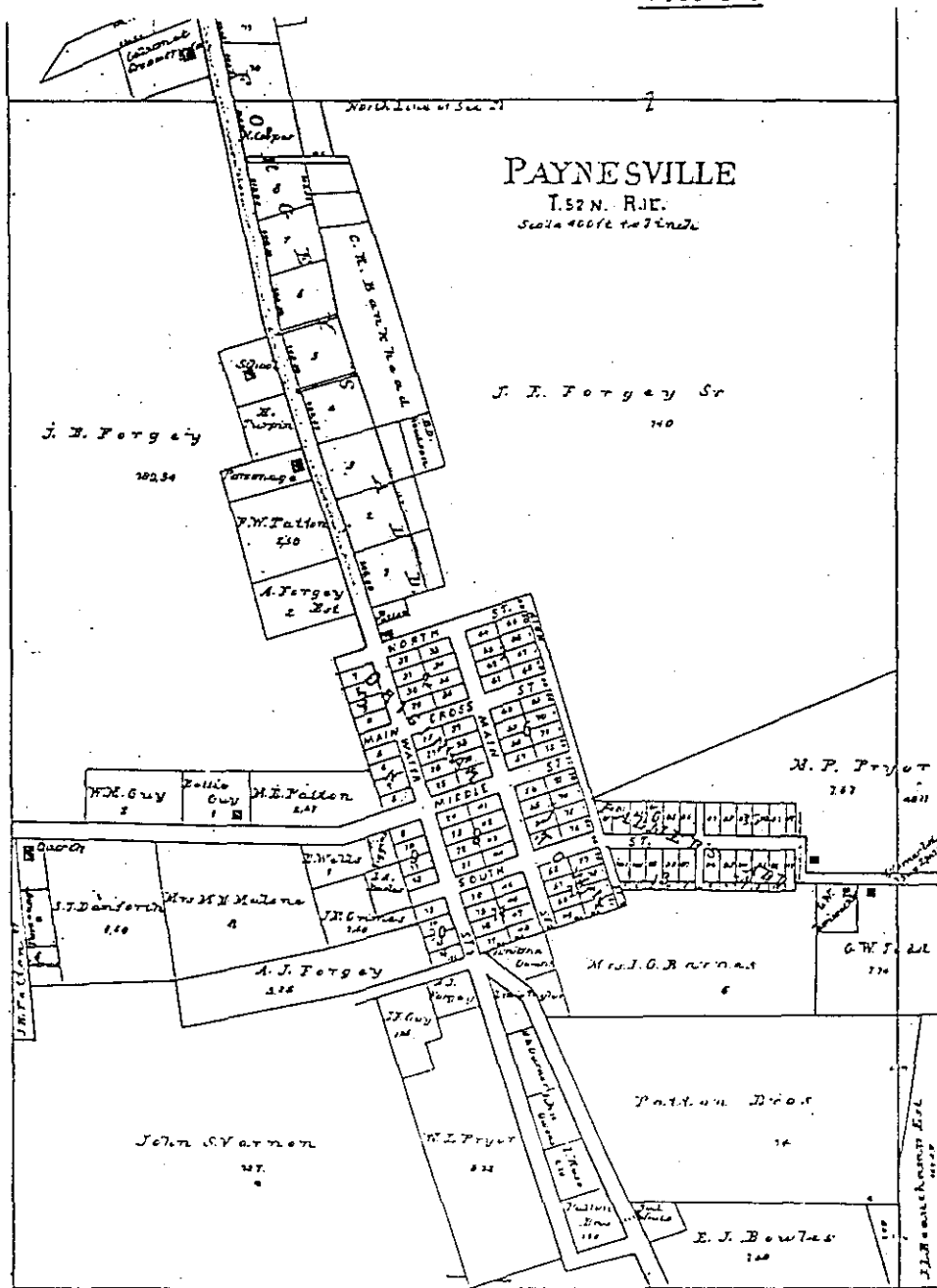
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Meloan, Cummins Gen'l Store
Paynesville, Pike Co., MO

FIGURE 2

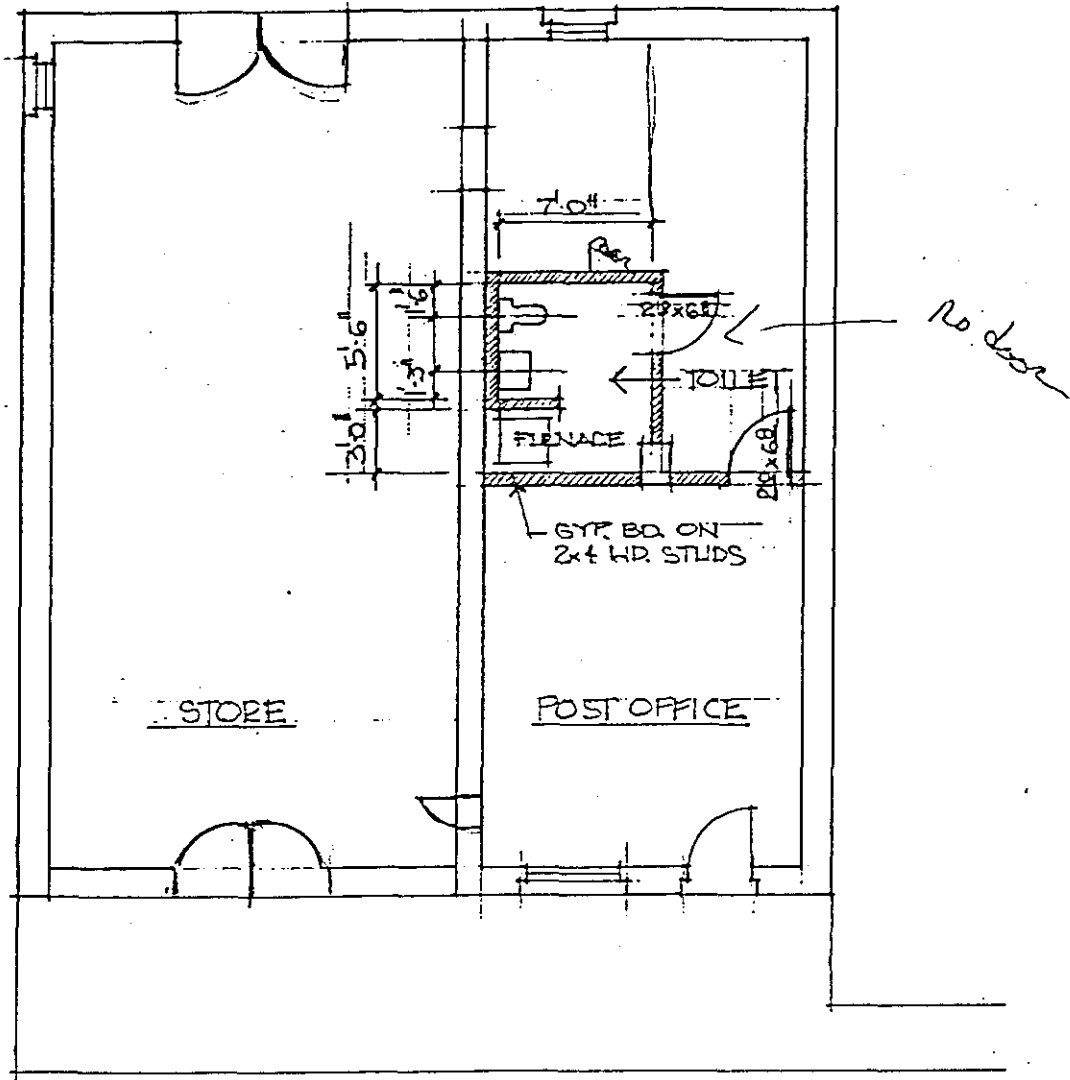


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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Meloan, Cummins Gen'l Store
Paynesville, Pike Co., MO



FIRST FLOOR PLAN - 1/8" = 1'-0"

PAYNESVILLE STORE
PAYNESVILLE, MO

CLAYBAUGH ARCHITECTS INC
411 W. 59th St. Kansas City MO 64113

A2
5-20-92

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Paynesville, Pike Co., MO

The Meloan, Cummins & Co. General Store is eligible for listing in the National Register under Criteria A and C and is significant in the following areas: COMMERCE: Constructed circa 1857 with a circa 1865 addition, the building is significant for its long association with the commercial life of the town of Paynesville and the surrounding countryside, meeting the growing needs of a rural farming community. Although the town once included several historic stores or shops, the Meloan, Cummins & Co. building is the only commercial property still standing. ARCHITECTURE: The building is a noteworthy example of an early house-store featuring an unusually well-preserved original storefront. The building is further distinguished by the quality of its traditional rural Missouri vernacular design and its locally produced materials. The period of significance was terminated in 1943 following the arbitrary fifty year limit.

Paynesville, Missouri (population 85) is located about 80 miles north of St. Louis in Calumet Township, Pike County, which is bounded on the east by the Mississippi River. Laid out in 1831 by Kentucky-born Andrew Forgey (1799-1882) a farmer/merchant, Paynesville developed as a small farming community settled largely by families from the upland southern states of Kentucky and Virginia. The town and county lie within an eight-county area of Missouri known as Little Dixie, a regional identity based on its cultural ties to the Upland South.¹ Considered one of the premier agricultural regions of the state, Calumet Township was appraised by the County History to be a "vast Egypt" of agricultural products, the "richest and best cultivated portion" of Pike County.² Situated in the midst of this rich farming area to which it was well-connected by transportation networks, Paynesville profited from excellent local trade, including that from adjacent Lincoln county.

Among the early settlers in Paynesville was Kentuckian Joseph Meloan (1817-1872) who, at age 12, emigrated to the area with his family in 1829. Meloan initiated his long mercantile career working as a clerk in a local store while he was still a young man living on the family farm. After a stint in the Wisconsin lead mines, he returned to clerking in the Paynesville store of town founder Andrew Forgey.³ As early as 1844, Meloan had established his own business, recorded in a surviving ledger book as "Meloan & Damron, merchants at Paynesville, June 10, 1844". According to a ledger

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Paynesville, Pike Co., MO

entry in 1846, the partnership at that time consisted of a group of six Calumet Township men, all identified in the 1850 Federal census as Kentucky or Virginia-born farmers owning substantial land, except for Joseph Meloan who was listed as a merchant. The partnership included James Damron, William Damron, John Guy, Philip Thurmond, John Meloan, and Joseph Meloan.

In February 1857, Joseph Meloan, along with his brother, Perry Meloan, and fellow Kentuckian William D. Cummins, "merchants dealing under Meloan, Cummins & Co.", purchased lot 8 in Block 4 of the Original Town of Paynesville for the sum of \$150, an amount indicating the lot was unimproved.⁵ The 60 X 120 feet parcel was advantageously situated on the corner of Middle and Water Streets, the primary town thoroughfare which fed into county roads. The substantial size and solid brick masonry construction of the two-story brick building which Joseph Meloan and his associates erected on the lot were clearly indicative of the partnership's prosperity and its confidence in the commercial potential of the area. The building's distinctive profile imparted by its front-gabled orientation accented by high, paired chimneys connected by a parapet overshadowed Paynesville's more modest, predominately frame structural fabric as typified in the small frame store (Photo #5, left foreground) which Joseph Meloan purchased from Andrew Forgey in 1853. Brick clay of "superior quality" and "excellent building stone" were abundant in Calumet Township,⁶ and both a brickmaker and brickmason were listed in the 1860 census residing in Paynesville, in addition to several house carpenters.

Designed as a combination house-store with residential quarters above ground floor commercial use, the building illustrates a distinct property type which became a standard form in 19th century American towns. Characteristic of the house-store, the Meloan, Cummins General Store exhibits a horizontal division of the facade into two distinct zones reflecting differing commercial and residential uses inside. Sheltered by a small pent roof, the large expanse of glazing in the wood-framed storefront of the commercial zone illustrates an early attempt to introduce modern merchandizing techniques designed to lure the shopper inside through maximum visibility of goods.

Commerce and trade in Paynesville benefited greatly from good transportation and communication systems. Located only eight miles from Clarksville, the Mississippi River shipping point for Calumet

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Paynesville, Pike Co., MO

Township, Paynesville was supplied by St. Louis wholesalers from the earliest times. Improvements in transportation further enhanced the town's position as a hub of rural commerce. In 1857, Joseph Meloan was among the organizers and first Board of Directors of the Clarksville, Prairieville & Paynesville Road Company. Completed in 1860, the 15 mile gravel or "rock" road which traversed Paynesville (Photo #5) was designed to facilitate transfer of agricultural products from the countryside to steamboats at Clarksville. Efforts to bring the "iron highway" through Calumet Township were undertaken in 1869, when the Clarksville & Western Railroad Company was organized. Among the company's first subscribers and Board of Directors were Joseph Meloan and J.E. Forgey of Paynesville. By the late 1870s, rail service, available at Annada only four miles west of Paynesville, connected the town to St. Louis on the south and northwardly into Iowa and Minnesota.

In 1858, Joseph Meloan was appointed Postmaster at Paynesville, a position he held until his death in 1872. Typical of small town postal customs, the post office was located in the place of business of the postmaster. In all likelihood the circa 1865 two-story, two-bay storefront addition to the original store was built by Meloan to accomodate postal operations.

The Meloan, Cummins General Store in many ways reflects a national pattern of expanding rural consumption as it moved from a limited locally-produced market of essential goods to a national market with coast to coast distribution of ready-made nonessential goods. As recent scholarship has shown, the country store is an important artifact of material culture for understanding the growth of American consumption. Together with the county fair and mail order catalogue, the country store has been identified as one of three agencies of change which helped "stimulate and satisfy new consumer choices for rural America", and which contributed to the dynamic of modernization and the dramatic commercialization of the countryside.

The voluminous business records which survive from operations of the Paynesville store from the 1840s into the 1860s, (including receipts for inventory purchased from St. Louis wholesalers as well as account books), reveal that local consumer practices did indeed reflect national consumer trends. The growth of a new middle-class desire for scarce commodities, conveniences, and objects which conveyed "gentility and respectability" validating achievement¹⁰

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Paynesville, Pike Co., MO

is evident in the purchase of such items as artificial flowers, hair restorative, bracelets, rings, fancy hair pins, fans, silk hats, silk vests, cashmir coats, water colors, and cut glass tumblers, among other things.

The Paynesville store's inventory met virtually all the needs and desires of its scattered rural population, supplying customers with everything from books and bibles to agricultural implements, groceries, ready-made clothing, medicines, window glass, guns and hardware. Meloan also appears to have served as a commission merchant for area tobacco growers as receipts exist for sales of hogshead tobacco to St. Louis agents.

In 1869, John R. Guy purchased the half-interest ownership of William Cummins and Perry Meloan, and the store became known as Meloan & Guy until the administrator of Joseph Meloan's estate sold Meloan's half interest to John M. Grimes in 1879.¹¹ By the mid-1880s, Paynesville boasted a population of 350 persons and several businesses, including 3 dry goods stores, a grocery, a drug store, shoe shop, and a millinery store.¹² It is unclear during the 1880s under what name the former Meloan, Cummins General Store was known. Although tax records for lot 8 assess Grimes & Guy, the Missouri Gazetteer & Business Directory for 1885-86 shows separate entries for J.M. Grimes, general store; and Guy & Son, dry goods & groceries. In 1892, Andrew J. Forgey, grandson of Paynesville founder Andrew Forgey, acquired Grimes' half interest, and in 1896 Andrew J.'s wife, Anna B. Forgey, purchased the other half-interest from John R. Guy's estate.¹³ As indicated on a historic photograph (Photo #6), the store was called Andrew J. Forgey and Co.'s Department Stores, a business which continued until 1920.

The next long term owners of the general store were Harry T. and William A. Wells who purchased it in 1921 and held title until Wells heirs sold in 1940 to Roy and Florence Bowles. In 1943, Mrs. Bowles was appointed Postmaster at Paynesville and for the next 37 years the post office was again located in the old Meloan, Cummins General Store building. The store was successfully operated under "Twinkie" and Roy Bowles' management for many years, updated by installation of a gasoline pump, and made more accessible by the widening and paving of the old "rock" road in the 1950s (Photo # 7). However, by the mid-1970s, the fortunes of Paynesville had turned as described in a history of Calumet Township: "the Paynesville population has remained stagnant and the little town no

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longer has a thriving business section. One store remains, run by "Twinkie", who finds suppliers are no longer willing to send truckers out of their main routes to deliver to small businesses."

In 1990, the building passed to new owners who have rehabilitated the first story of the original structure for commercial use and leased the first story of the addition for use as a post office. Work is in progress on second story residential units.

1. See Howard Wight Marshall, Folk Architecture in Little Dixie: A Regional Culture in Missouri, (Columbia, MO: University of Missouri Press, 1981).

2. History of Pike County, Missouri, (Des Moines, IA: Mills & Co., 1883), p.522.

3. Pike County History, 1883, p.601

4. Joseph Meloan & Co. Business Records, Ruth Harris Guyton, Trust, Paynesville, MO.

5. Deed Book "W" page 28, Pike County Recorder of Deeds, Bowling Green, MO.

6. Pike County History, 1883, p.521.

7. See Richard Longstreth's discussion of the evolution of the house-store (or shop-house) from its origins in ancient Rome into the 19th century American two-part commercial block, the most pervasive compositional type used for moderate-sized commercial buildings nationwide, in The Buildings of Main Street: A Guide to American Commercial Architecture, (Washington, D.C.: The Preservation Press, 1987), pp.24-28.

8. Pike County History, 1883, pp.521-525.

9. Thomas J. Schlereth, "Country Stores, County Fairs, and Mail-Order Catalogues, Consumption in Rural America", in Simon J. Bronner, ed., Consuming Visions: Accumulation and Display of Goods in America 1880-1920, (Winterthur, Delaware: Henry Francis du Pont Winterthur Museum, 1989), pp.340-347.

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Meloan, Cummins Gen'l Store
Paynesville, Pike Co., MO

10. Schlereth, "Country Stores", pp. 346-47.

11. Deed Book No. 89, page 189; Deed Book No. 59, page 325, Pike County Recorder of Deeds, Bowling Green, MO.

12. Pike County History, 1883, p. 553.

13. Deed Book No. 93 page 634; Deed Book No. 107 page 144, Pike County Recorder of Deeds, Bowling Green, MO.

14. Tales & Talk from Down in Pike, (Clarksville, MO: n.p., 1976), p. 20.

9. BIBLIOGRAPHY

History of Pike County, Missouri. Des Moines, IA: Mills & Co., 1883.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D.C.: The Preservation Press, 1987.

Marshall, Howard Wight. Folk Architecture in Little Dixie: A Regional Culture in Missouri. Columbia, MO: University of Missouri Press, 1981.

Meloan & Co, Joseph. Business Records. Ruth Harris Guton Trust, Cheonda Farm, Paynesville, MO.

Recorder of Deeds, Pike County, MO. Deed Books.

Schlereth, Thomas J. "Country Stores, County Fairs, and Mail-Order Catalogues, Consumption in Rural America". in Bronner, Simon J., ed. Consuming Visions: Accumulation and Display of Goods in America 1880-1920. Winterthur, Delaware: Henry Francis du Pont Winterthur Museum, 1989.

10. Verbal Boundary Description

All of Lot 8, Block 4 of the Original Town of Paynesville.

Boundary Justification

The nominated property includes the entire parcel historically associated with the general store.

1. 1000 - Cummings Gen'l Store

2. Parksville, Dec 3, 1910

3. Parksville

4. 1000

5. 1000 to 1000, Parksville, MD

6. 1000 (east) + 1000 (west) + 1000 (south)

7. 1000 1000 500

8. 1000

1. Wm. Cummins Gen'l Store

2. Paupersville, Pike Co., MO

3. Mary Stiritz

4. Nov. 1992

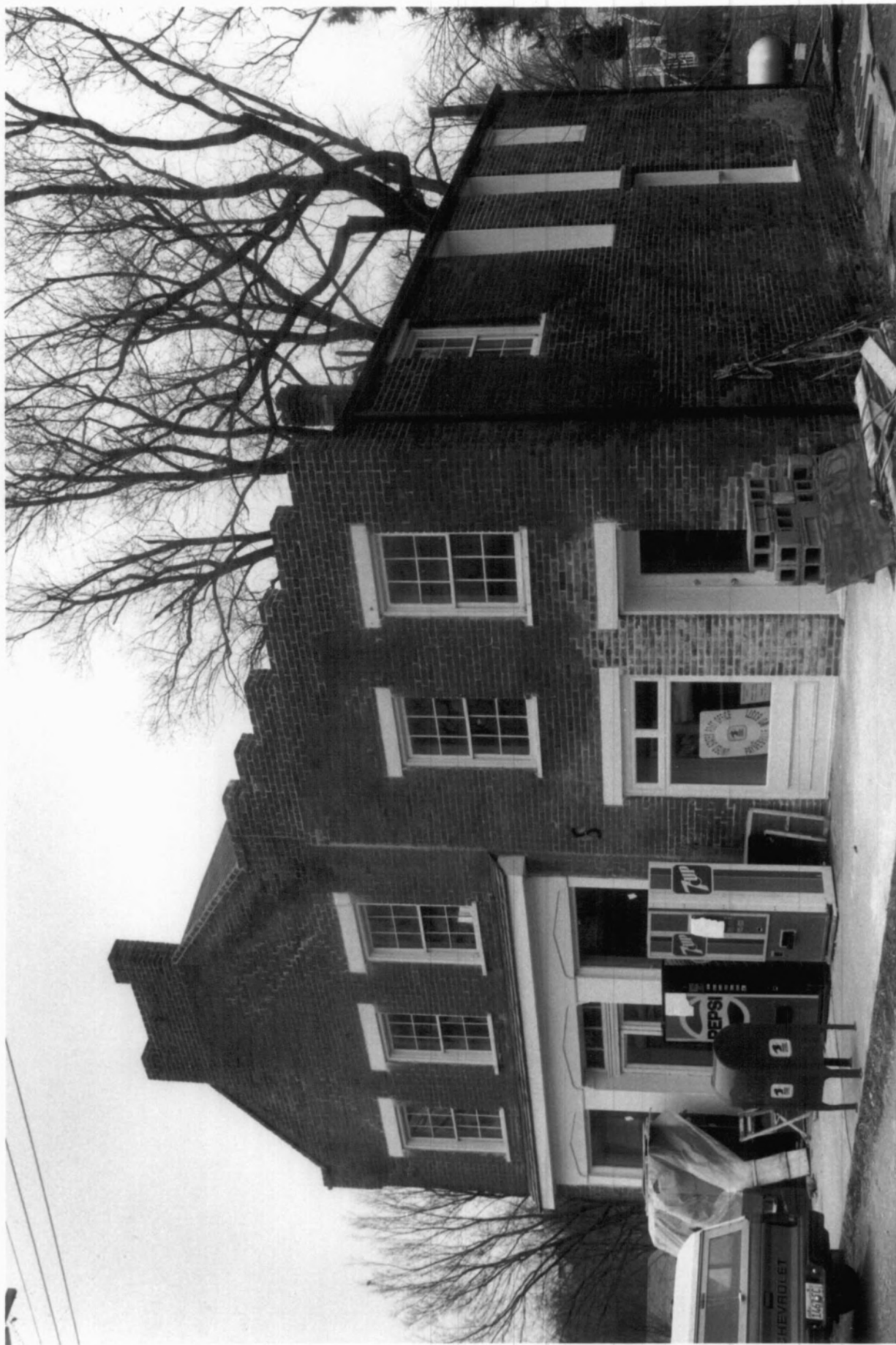
5. Chearda Farm, Paupersville, MO

6. Primary (east) + North side of bridge
Carpers facing SW

n. #1

- 1- Weegar - Cummins Gen'l Store
- 2- Paynesville, Pike Co., MO
- 3- Mary Stiritz
- 4- Nov. 1992
- 5- Cheonda Farm, Paynesville, MO
- 6- Primary (east) + North side elevations
Camera facing SW
- 7- #1

7-122
20 5/1



- 1- Nelson Cannons Gen' Store
- 2- Paynesville, Pike Co, MO
- 3- Mary Stiritz
- 4- Nov 1992
- 5- Cheonda Farm, Paynesville, MO
- 6- Real, (west) elev; & south side elev.
camera facing NE
- 7- #2

- 120

35 / 0.5



- 1- McLean-Cummins Gen'l store
- 2- Dunesville, Pike Co, MO
- 3- MARY Stiritz
- 4- NOV 1992
- 5- Cheonda Farm, Dunesville, MO
- 6- Interior of south room, 1st floor
camera facing east

7- #3

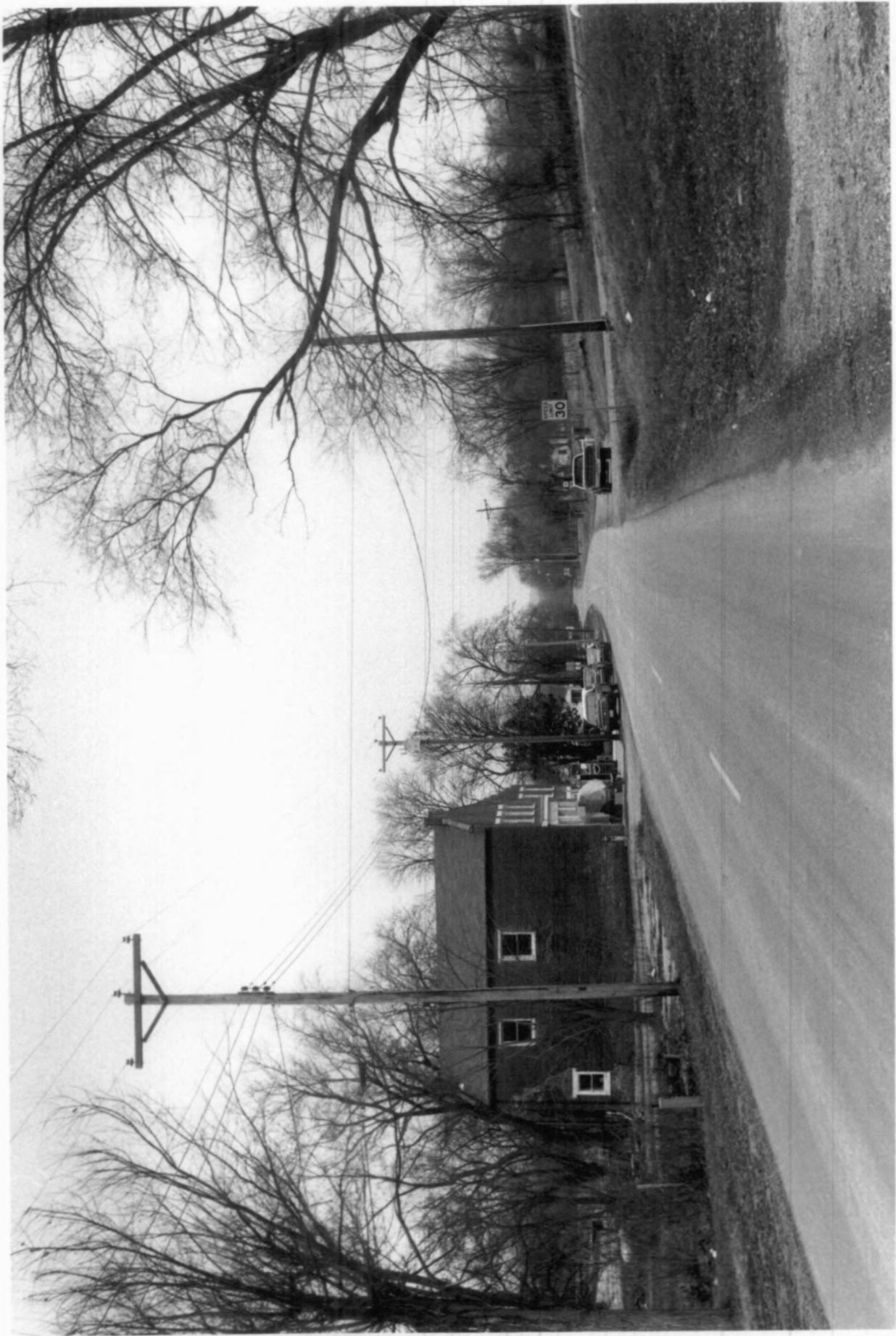
15/11



- 1- McLean-Cummins Gen'l Store
- 2- Reynesville, Pike Co., MO
- 3- Mary Stiritz
- 4- Nov. 1992
- 5- Cheonda Farm, Reynesville, MO
- 6- streetscape, Water St. (Highway W.)
camera facing North
- 7- #9

7-20

25/1

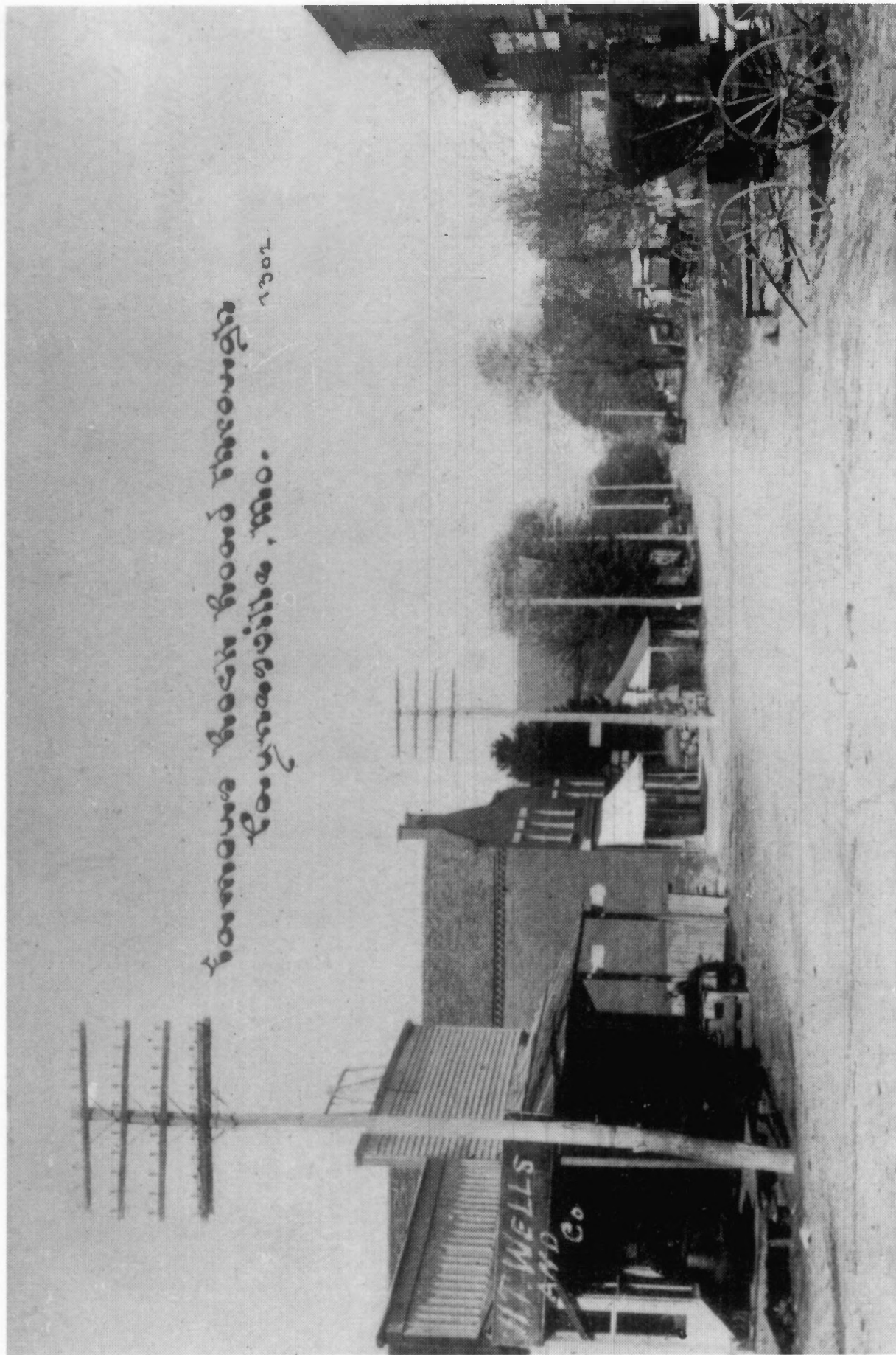


- 1- Melton, Cummins Gen'l Store
- 2- Paynesville, Pike Co, MO
- 3- Photocopy, Silver Image, St. Louis
- 4- Dec, 1992
- 5- Cheonda Farm, Paynesville, MO
- 6- Streetscape, Water St.
Historic photo circa 1900
Camera facing North

7- #5

Commons Road through
Lawrence, Mo.

1907



- 1- McLean, Cummins Gen'l Store
2- Paynesville, Pike Co, MO
3- Photocopy, Silver Image, St. Louis
4- Dec 1992
5- Cheonda Farm, Paynesville, MO
6- Primary (east) elev., + south side elev.
historic photo, circa 1900
camera facing west

7- #6



- 1.- Melan, Cammin Gent Store
- 2.- Paynesville, Pike Co., MO
- 3.- Photocopy, Silver Image, St. Louis
- 4.- Dec 1992
- 5.- Cheonda Farm, Paynesville, MO
- 6.- Primary (east elev., + south side elev.
historic photo, circa 1950
camera facing west
- 7.- #7



EXTRA
PHOTOS





